



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3060561**  
Board: F  
Apartment/Condo

**908 13380 108 AVENUE**

North Surrey  
Whalley  
V3T 0E7

Residential Attached

**\$449,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$449,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2010</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>15</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,196.88</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>028-184-653</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :City</b>		Tour:
Complex / Subdiv: <b>City Point</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Brick, Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 345, BLOCK 5N, PLAN BCS3771, SECTION 22, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **750**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **750 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **750 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1** # of Levels: **1**  
# of Rooms: **5**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Dwell Property management**  
Maint Fee: **\$621.21**  
Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **457** Locker: **Yes**  
Storeys in Building: **21**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	9' x 16'			x	1	Main	3	No
Main	Bedroom	9'3 x 11'5			x	2	Main	3	Yes
Main	Den	5'6 x 5'0			x	3			
Main	Kitchen	12' x 6'6			x	4			
Main	Living Room	11' x 16'3			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX City Realty**

**Court order sale. 2 bedroom and den, corner suite, private balcony, kitchen with quartz countertops. Building features fitness centre, community lounge, and concierge. easy to show call today Court date to approve sale January 9, 2026 New Westminster Court**



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**Active**  
**R3061410**  
Board: F  
Apartment/Condo

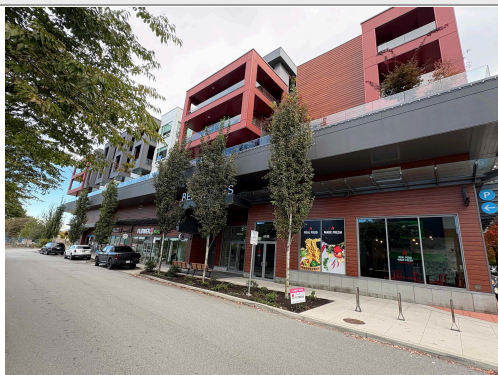
**A417 20727 WILLOUGHBY TOWN CENTRE DRIVE**

Langley  
Willoughby Heights  
V2Y 3N1

Residential Attached

**\$459,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,587.47</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-476-805</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : STREET SCAPE</b>		Tour:
Complex / Subdiv: <b>THE RESIDENCES</b>		
First Nation:		
Services Connctd: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Metal, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I.** Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **IMMEDIATE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 75 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7877 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): **568**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **568 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **568 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **1**  
# of Rooms: **5**

Units in Development: **113**  
Exposure: **South**  
Mgmt. Co's Name: **REMI REAL ESTATE MGMT**  
Maint Fee: **\$156.79**  
Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata:  
Storeys in Building: **4**  
Mgmt. Co's #: **604-530-9944**  
Council/Park Apprv?: **No**

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'0 x 4'10			x	1	Main	4	Yes
Main	Kitchen	11'9 x 7'7			x	2			
Main	Living Room	14'8 x 8'7			x	3			
Main	Primary Bedroom	11'7 x 8'6			x	4			
Main	Laundry	5'0 x 4'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! What a great neighbourhood in Willoughby Heights. So convenient for local shopping, restaurants, coffee shops, gym, -everything at your doorstep. Nice open floor plan equipped with modern two tone cabinets and big center island in the kitchen, laundry with some space for storage, primary bedroom with cheater door to the full bath. Features include bath with a deep tub and tile floors, living room with door to full length 18' deck overlooking the trendy street scape below with a sunny southern exposure, kitchen with ample cupboards and onyx style counters, laminates throughout the living area but carpets in the bedroom. The unit shows well.**



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**Active**  
**R3069121**  
Board: F  
Apartment/Condo

**406 10088 148 STREET**

North Surrey  
Guildford  
V3R 3M9

Residential Attached

**\$465,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$465,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,284.04</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>027-051-226</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>Bloomsbury</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **R.I.** Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **Yes: Floreclosure**  
Fixtures Rmvd: **Yes: Foreclosure**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 408, BLOCK 5N, PLAN LMS921, SECTION 29, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s), Wheelchair Access**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): <b>960</b>	Units in Development: <b>424</b>	Tot Units in Strata: <b>36</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>FIRST SERVICES RESIDENTIAL</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$731.37</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>960 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>960 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>9</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'10" x 8'6"	Main	Laundry	4' x 3'	1	Main	4	Yes
Main	Dining Room	11'10" x 9'6"			x	2	Main	4	No
Main	Living Room	11'10" x 14'			x	3			
Main	Den	5'6" x 6'10"			x	4			
Main	Primary Bedroom	21' x 9'9"			x	5			
Main	Walk-In Closet	4' x 6'6"			x	6			
Main	Bedroom	9' x 10'			x	7			
Main	Foyer	5' x 9'6"			x	8			

Listing Broker(s): **Royal LePage Global Force Realty**

**Court-ordered foreclosure sale. Experience the perfect blend of comfort and convenience in this well-appointed 2 bedroom plus den, 2 bathroom residence in Bloomsbury Court. Located in Guildford, this home features an open-concept layout with laminate flooring, a bright and functional kitchen, sunlit dining area, and a spacious living room ideal for entertaining. Step out onto your private balcony overlooking the tennis courts--a tranquil retreat for morning coffee or evening relaxation. Expansive windows fill the space with natural light, enhancing the home's warm and inviting ambiance. The primary suite includes a cozy sitting nook, perfect for reading. Enjoy resort-style amenities: fitness centre, outdoor pool, sauna, tennis courts and lounge. Close to public transit, schools & shopping.**



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**Active**  
**R3061790**  
Board: F  
Apartment/Condo

**306 20614 80 AVENUE**

Langley  
Willoughby Heights  
V2Y 3W7

Residential Attached

**\$514,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$534,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2024</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>1</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,361.12</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-201-672</b>	Tax Inc. Utilities?:
View: <b>Yes : North Shore mountains</b>		Tour:
Complex / Subdiv: <b>Ellery</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Concrete, Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric, Heat Pump**  
Outdoor Area: **Balcony(s), Rooftop Deck**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **1 blk** Dist. to School Bus: **1 blk**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 21, PLAN EPS10332, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Storage**

Site Influences:  
Features:

Finished Floor (Main): <b>825</b>			Units in Development:			Tot Units in Strata:			Locker: <b>Yes</b>		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building: <b>4</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>Peninsula Strata Management</b>			Mgmt. Co's #:					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$538.19</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Gardening, Hot Water, Management, Snow removal</b>								
Finished Floor (Total): <b>825 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>825 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details: <b>10 units</b>								
# of Levels: <b>1</b>											
# of Rooms: <b>5</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	12'0 x 11'6			x	1	Main	3	Yes		
Main	Kitchen	11'9 x 10'0			x	2	Main	4	No		
Main	Primary Bedroom	11'6 x 10'6			x	3					
Main	Bedroom	10'6 x 9'0			x	4					
Main	Laundry	3'0 x 3'0			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Macdonald Realty**

**The Ellery. Bright 2-bedroom, 2-bathroom, 3rd-floor unit in Langley's desirable Willoughby neighborhood. Vaulted ceilings and a custom-designed floor plan create a efficient and spacious environment. The kitchen boasts quartz countertops to entertain friends & family, designer tiles & backsplash, a gas range & wide plank flooring. Underground secured parking, storage and bike locker. Enjoy incredible views with communal gardens, picnic benches, lounge chairs, a children's play area and a rooftop patio. It is situated in a central location, offering easy access to all amenities & walking distance to shopping, restaurants, cafes, and more. Heat pump for year-round comfort. Pets and rentals are allowed. Parking #6 P2 and two Lockers #6 & #15.**





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**Active**  
**R3032639**  
Board: F  
Apartment/Condo

**330 22020 49 AVENUE**

Langley  
Murrayville  
V3A 3R9

Residential Attached

**\$569,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$598,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1998</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>27</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,128.85</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>024-054-836</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv: <b>Murray Green</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 122 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2907 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,013</b>		Units in Development: <b>59</b>	Tot Units in Strata: <b>130</b>		Locker: <b>Yes</b>				
Finished Floor (Above): <b>0</b>		Exposure: <b>North</b>	Storeys in Building: <b>3</b>						
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Associa BC</b>	Mgmt. Co's #: <b>604-591-6060</b>						
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$493.76</b>	Council/Park Apprv?: <b>No</b>						
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Garbage Pickup, Gas, Management, Recreation Facility, Snow removal</b>							
Finished Floor (Total): <b>1,013 sq. ft.</b>									
Unfinished Floor: <b>0</b>									
Grand Total: <b>1,013 sq. ft.</b>		Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>							
Suite: <b>None</b>		Restricted Age:		# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>				
Basement: <b>None</b>		# or % of Rentals Allowed: <b>100%</b>							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>							
# of Kitchens: <b>1</b>		Short Term Lse-Details:							
# of Levels: <b>1</b>									
# of Rooms: <b>7</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'7 x 13'0			x	1	Main	3	Yes
Main	Dining Room	10'5 x 10'5			x	2	Main	4	No
Main	Kitchen	11'5 x 11'7			x	3			No
Main	Primary Bedroom	11'3 x 11'1			x	4			No
Main	Walk-In Closet	7'4 x 4'7			x	5			No
Main	Bedroom	10'8 x 8'6			x	6			No
Main	Foyer	4'7 x 4'4			x	7			No
		x			x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

**RE/MAX Treeland Realty**

**Welcome to MURRAY GREEN! This bright 2 BED, 2 BATH north-facing home features a LARGE, FULLY COVERED BALCONY—perfect for year-round enjoyment. Includes 2 PARKING STALLS and a STORAGE LOCKER. Stylish 2022 UPDATES include fresh PAINT, new INTERIOR DOORS, updated LIGHTING, a custom FIREPLACE WALL, and ALL NEW KITCHEN APPLIANCES. Recent BUILDING UPGRADES: NEW PLUMBING, NEW ROOF, and PARKADE MEMBRANE. Enjoy top-notch AMENITIES: FITNESS CENTRE, GUEST SUITE, COMMUNITY GARDEN, CAR WASH STALL, and HOT TUB. PRIME LOCATION just a short walk to IGA, SHOPPERS, WC BLAIR REC CENTRE, PARKS, TRANSIT and SCHOOLS.**



Presented by:  
**Doc Livingston PREC\***

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doc@homehuntersbc.com



**Active**  
**R3020082**

Board: F  
Apartment/Condo

**365 27358 32 AVENUE**

Langley  
Aldergrove Langley  
V4W 3M5

Residential Attached

**\$575,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$668,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-3A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,844.29</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>031-275-656</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>WILLOW CREEK ESTATES</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Inside Unit**  
Construction: **Concrete**  
Exterior: **Fibre Cement Board, Vinyl**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **1/2 BLK.**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No : FORECLOSURE**  
Fixtures Rmvd: **Yes: FORECLOSURE**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 190, PLAN LMS811, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Playground**

Site Influences:  
Features:

Finished Floor (Main): **1,238**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,238 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,238 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **11**

Units in Development: **162**  
Exposure:  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$685.00**  
Maint Fee Includes: **Caretaker, Gardening, Management**

Tot Units in Strata: **162** Locker: **Yes**  
Storeys in Building: **4**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5' x 8'	Main	Other	8'4 x 5'9	1	Main	4	Yes
Main	Living Room	19' x 13'4	Main	Bedroom	9'8 x 12'	2	Main	4	No
Main	Other	8' x 9'7	Main	Bedroom	10'6 x 13'8	3	Main	4	No
Main	Kitchen	11'6 x 13'			x	4			
Main	Laundry	4' x 4'			x	5			
Main	Other	10'3 x 6'2			x	6			
Main	Primary Bedroom	15' x 13'9			x	7			
Main	Walk-In Closet	4'8 x 5'10			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Willow Creek Estates is a 4-storey strata-titled apartment complex in Aldergrove, Langley, close to Fraser Highway, shops, and parks. The development features secured underground parking, visitor parking, a playground, and landscaped grounds. This rare 3-bedroom, 3-bathroom unit stands out in the complex, as most units offer fewer bedrooms and bathrooms. The home includes two balconies, quality interior finishes, and is in good overall condition. The building is managed by Dwell Property Management Ltd. Pet and rental policies should be confirmed directly with management or strata. Tks Luke**



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**Active**  
**R3050902**

Board: F  
Apartment/Condo

**913 13350 CENTRAL AVENUE**

North Surrey  
Whalley  
V3T 0S1

Residential Attached

**\$575,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$575,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2023</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,663.11</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-913-539</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>One Central</b>		
First Nation:		
Services Connctd: <b>Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 144, BLOCK 5N, PLAN EPS9010, SECTION 27, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **720**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **720 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **720 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance Real Estate Group**  
Maint Fee: **\$484.15**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **550** Locker:  
Storeys in Building: **44**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

Suite: **None**  
Basement: **Separate Entry**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'1" x 9'1"			x	1	Main	3	No
Main	Kitchen	15' x 6'3"			x	2	Main	3	Yes
Main	Primary Bedroom	15' x 9'7"			x	3			
Main	Bedroom	11'9" x 10'6"			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX City Realty**

**Court order Sale, 2 bedrooms, 2 baths, North West Corner, City and mountain view, modern kitchen with Quartz counter tops. Great amenities; Yoga studio, Gym, dog park, Club house and pool area. Allow time for showings.**



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**Active**  
**R3049774**  
Board: F  
Apartment/Condo

**3109 11967 80 AVENUE**

N. Delta  
Scottsdale  
V4C 0E2

Residential Attached

**\$584,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$625,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>F13</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,218.94</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-115-353</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :CITY AND OCEAN</b>		Tour:
Complex / Subdiv: <b>DELTA RISE</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 278, PLAN EPS4044, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>801</b>	Units in Development: <b>317</b>	Tot Units in Strata: <b>317</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>38</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM ALLIANCE</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$430.00</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal</b>		
Finished Floor (Total): <b>801 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>801 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 5'0	1	Main	3	No
Main	Kitchen	8'0 x 6'0	2	Main	4	Yes
Main	Living Room	16'1 x 10'8	3			
Main	Primary Bedroom	11'0 x 10'8	4			
Main	Bedroom	11'0 x 9'8	5			
Main	Den	4'8 x 9'8	6			
Main	Dining Room	8'0 x 10'0	7			
		x	8			

Listing Broker(s): **Royal LePage Westside**

**Rise above it all with this move-in-ready 2-bed + den, 2-bath condo at Delta Rise. A bright, functional layout features floor-to-ceiling windows, separated bedrooms for privacy, and a flexible den for extra space. Enjoy morning coffee or evening wine on the generous covered balcony with sweeping city and ocean views. Amenities include a gym, gardens, media room, playground, and outdoor lounge — with restaurants, shops, and transit steps away.**





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**Active**  
**R3062255**  
Board: F  
Apartment/Condo

**201 12088 66 AVENUE**

Surrey  
West Newton  
V3W 1Z9

Residential Attached

**\$595,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$595,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1995</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,442.42</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>023-215-445</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Other**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 18, PLAN LMS2150, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **1,137**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,137 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,137 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1** # of Levels: **1**  
# of Rooms: **5**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Hugh McKinnon**  
Maint Fee: **\$540.00**  
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-531-1909**  
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6" x 18'			x	1	Main	3	Yes
Main	Dining Room	9' x 13'6"			x	2	Main	3	No
Main	Kitchen	10' x 12'			x	3			
Main	Primary Bedroom	12' x 14'			x	4			
Main	Bedroom	10' x 10'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX City Realty**

**Court order sale, 2 bedroom, 2 bath at Lakewood Terrace. Private balcony, living room with gas fireplace, 2 parking spots. Allow time for showings.**



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**Active**  
**R3057021**  
Board: F  
Townhouse

**23 14285 64 AVENUE**  
Surrey  
East Newton  
V3W 1Z2

Residential Attached  
**\$699,000** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$779,000**  
Meas. Type: Bedrooms: **3** Approx. Year Built: **2015**  
Frontage(feet): Bathrooms: **3** Age: **10**  
Frontage(metres): Full Baths: **2** Zoning: **RM 30**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,706.22**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: P.I.D.: **029-766-966** Tax Inc. Utilities?: **No**  
View: **No :** Tour:  
Complex / Subdiv: **ARIA LIVING**  
First Nation  
Services Connctd: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grg/Double Tandem**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 28, PLAN EPS2932, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Playground, Recreation Center**

Site Influences: **Central Location, Greenbelt, Private Setting**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **720**  
Finished Floor (Above): **683**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **142**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,545 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,545 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **8**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$277.13**  
Maint Fee Includes: **Gardening, Management, Water**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	17'5 x 15'10
Main	Kitchen	13'0 x 8'0
Main	Dining Room	12'9 x 9'0
Main	Eating Area	10'0 x 8'0
Above	Primary Bedroom	11'0 x 11'11
Above	Bedroom	12'0 x 8'1
Above	Bedroom	13'11 x 7'11
Below	Foyer	10'10 x 4'10

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	3	No
3	Main	2	No
4			No
5			No
6			No
7			No
8			No

Listing Broker(s): **RE/MAX Performance Realty**

**CORNER Unit ..Welcome to this stunning 3 bed, 2.5 bath townhouse in Aria Living, offering over 1,550 sq. ft. of modern living. Features include a private fenced yard, open-concept layout, high ceilings, quartz countertops, premium appliances, and laminate flooring throughout. The tandem garage provides extra storage space for your convenience. Ideally located within walking distance to Sullivan Heights and Hyland Elementary, with shopping, dining, and amenities just steps away. A perfect blend of comfort and location — don't miss this gem! Some Photos are Virtual Staged.**



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**Doc Livingston PREC\***

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<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3072518**

Board: F  
Townhouse

**48 18828 69 AVENUE**

Cloverdale  
Clayton  
V4N 5L3

Residential Attached

**\$699,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$699,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2004</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>21</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM30</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,123.77</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>025-908-022</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grg/Double Tandem**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 58, PLAN BCS409, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **693**  
Finished Floor (Above): **722**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **112**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,527 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,527 sq. ft.**

Units in Development: **72**  
Exposure:  
Mgmt. Co's Name: **Korecki Real Estate**  
Maint Fee: **\$343.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-233-7772**  
Council/Park Apprv?:

Locker: **No**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'4 x 11'6			x	1	Above	4	No
Main	Dining Room	9' x 8'6			x	2	Above	3	Yes
Main	Kitchen	15'2 x 8'6			x	3			
Main	Nook	12'4 x 11'			x	4			
Above	Primary Bedroom	12'4 x 12'			x	5			
Above	Bedroom	12'3 x 9'8			x	6			
Above	Bedroom	9'3 x 8'4			x	7			
		x			x	8			

Listing Broker(s): **Nationwide Realty Corp.**

**Set in a quiet area this home features large kitchen, living and dining areas, large bedrooms, 520 sq ft tandem garage with tons of storage.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
doc@homehuntersbc.com



**Active**  
**R3053499**

Board: F  
Townhouse

**10 8418 163 STREET**

Surrey  
Fleetwood Tynehead  
V4N 6K8

Residential Attached

**\$769,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$799,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2011</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>14</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,407.82</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>Exempt</b>	P.I.D.: <b>028-494-814</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>MAPLE ON 84</b>		
First Nation		
Services Connctd: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Add. Parking Avail., Garage; Single**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 46, PLAN BCS3773, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main): **635**  
Finished Floor (Above): **652**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **214**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,501 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,501 sq. ft.**

Units in Development: **54**  
Exposure: **Southeast**  
Mgmt. Co's Name: **Associa**  
Maint Fee: **\$368.89**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **54** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-591-6060**  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr) Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'9 x 12'3			x	1	Main	2	No
Main	Dining Room	11'5 x 7'7			x	2	Above	4	No
Main	Kitchen	10'8 x 9'5			x	3	Above	4	No
Main	Family Room	14'9 x 9'2			x	4			
Above	Primary Bedroom	12'8 x 11'3			x	5			
Above	Bedroom	10'10 x 8'0			x	6			
Above	Bedroom	9'6 x 7'6			x	7			
Below	Bedroom	10'8 x 9'5			x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

**Well located "Maple on 84" complex. Close to elementary and secondary schools, shopping, public transportation and recreation facilities. Newer 4 bedroom + 3 bath unit with a private fenced yard. OPEN HOUSE Sat November 15th, 3:30pm to 4:30pm.**





Presented by:  
**Doc Livingston PREC\***

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**Active**  
**R3050340**

Board: F  
Townhouse

**39 18681 68 AVENUE**

Cloverdale  
Clayton  
V4N 6P3

Residential Attached

**\$778,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$798,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2014</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>11</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM30</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,027.12</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>029-425-794</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:NO</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>CREEKSIDE</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Other, Vinyl**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen: **No**  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
Parking: **Tandem Parking**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No : FORECLOSURE**  
Fixtures Rmvd: **Yes: FORECLOSURE**  
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 39, PLAN EPS2103, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): **637**  
Finished Floor (Above): **609**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **321**  
Finished Floor (Total): **1,567 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,567 sq. ft.**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **14**

Units in Development: **52**  
Exposure: **Northwest**  
Mgmt. Co's Name: **QUAY PROPERTY MANAGEMENT**  
Maint Fee: **\$324.54**  
Maint Fee Includes: **Gardening, Snow removal**

Tot Units in Strata: **52** Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-371-2208**  
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	9' x 3'3	Above	Bedroom	8'5 x 8'1	1	Main	2	No
Below	Den	11'7 x 7'6	Above	Bedroom	8'5 x 8'2	2	Above	4	No
Below	Mud Room	14' x 6'5	Above	Laundry	3'6 x 3'6	3	Above	4	Yes
Main	Living Room	15'2 x 14'3	Above	Other	7'5 x 7'6	4			
Main	Kitchen	13'7 x 13'	Main	Other	7'5 x 4'11	5			
Main	Dining Room	13'10 x 10'10	Above	Walk-In Closet	7'5 x 4'1	6			
Main	Other	3'1 x 6'3			x	7			
Above	Primary Bedroom	12'1 x 11'3			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Welcome to Creekside in Clayton, where cozy charm meets family-friendly living. This spacious end-unit townhome offers 1,600 sq ft of well-designed space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor features 9-ft ceilings, a bright and airy layout, and a convenient powder room. The kitchen includes quartz countertops and plenty of room to cook and gather. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-through closet and a spa-like ensuite with double sinks and a large shower. Step out onto your private deck. Located just steps from shopping, schools, parks, church, and the SkyTrain. The lower level adds a large office, mudroom, tandem garage for 2 vehicles, and an extra outdoor parking spot. Enjoy.**



Presented by:  
**Doc Livingston PREC\***

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**Active**  
**R3054468**

Board: F  
Townhouse

**77 19913 70 AVENUE**

Langley  
Willoughby Heights  
V2Y 0S9

Residential Attached

**\$779,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$798,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-83</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,930.47</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>030-067-006</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>BROOKS</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2024**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grg/Double Tandem**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 80 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences:  
Features:

Finished Floor (Main): **694**  
Finished Floor (Above): **697**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **128**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,519 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,519 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 3**  
# of Kitchens: **1** **# of Rooms: 9**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Tribe Management**  
Maint Fee: **\$355.00**  
Maint Fee Includes: **Garbage Pickup, Management, Recreation Facility**

Tot Units in Strata: **101** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr) Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	10'2 x 4'3	Above	Bedroom	10'6 x 8'10	1	Main	2	No
		x	Above	Bedroom	10'9 x 8'9	2	Above	5	Yes
Main	Dining Room	10'8 x 12'2	Above	Laundry	3'1 x 5'5	3	Above	4	No
Main	Kitchen	12'9 x 16'1			x	4			No
Main	Living Room	14'2 x 12'9			x	5			No
		x			x	6			No
Above	Primary Bedroom	13'5 x 12'3			x	7			No
Above	Walk-In Closet	4'1 x 8'3			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

**Completely renovated this stunning end-unit home offers modern comfort and convenience. The main floor offers a gourmet kitchen with pantry and gas range, along with a spacious balcony, powder room, and open living/dining areas. Upstairs, the primary suite boasts a walk-in closet, double vanity ensuite with separate tub/shower, plus two additional bedrooms, full bath, and laundry. Enjoy radiant heating, hot water on demand, and a private yard backing onto Routley Park with trails, playgrounds, sports courts, and a community garden. Complex features a clubhouse and playground.**



Presented by:  
**Doc Livingston PREC\***

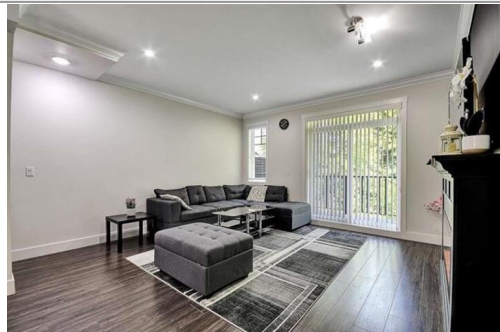
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Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
doc@homehuntersbc.com



**Active**  
**R3057489**  
Board: F  
Townhouse

**128 13898 64 AVENUE**  
Surrey  
Sullivan Station  
V3W 1L6

Residential Attached  
**\$799,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$799,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,593.16</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-934-133</b>	Tax Inc. Utilities?: <b>No</b>
View:		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **3 Storey**  
Construction: **Frame - Wood, Other**  
Exterior: **Fibre Cement Board, Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Other**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport & Garage, Garage, Single, Visitor Parking**  
Dist. to Public Transit:  
Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **Yes: Court Ordered Sale. Foreclosure**  
Fixtures Rmvd: **Yes: Court Ordered Sale. Foreclosure**  
Floor Finish: **Other**

Legal: **STRATA LOT 64, PLAN EPS4760, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **682**  
Finished Floor (Above): **730**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **266**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,678 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,678 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **8**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **TML Mnagement Group Ltd.**  
Maint Fee: **\$319.98**  
Maint Fee Includes: **Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:  
Locker:  
# of Pets:  
Cats:  
Dogs:

Bylaws Restrictions: **Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'0" x 14'10"			x	1	Main	2	No
Main	Kitchen	15'0" x 10'9"			x	2	Above	4	No
Main	Dining Room	11'0" x 10'9"			x	3	Above	3	No
Above	Primary Bedroom	12'0" x 9'0"			x	4	Below	3	No
Above	Bedroom	10' x 10'10"			x	5			No
Above	Bedroom	10'9" x 10'10"			x	6			No
Below	Bedroom	11' x 10'9"			x	7			No
Below	Foyer	14'0" x 3'0"			x	8			No

Listing Broker(s): **Sutton Premier Realty**

**Court-Ordered Sale** Spacious and well-designed townhouse in Sullivan Station featuring 4 bedrooms and 4 bathrooms. Highlights include a modern kitchen with quartz countertops, stainless steel appliances, and Maple Shaker cabinets. Main floor offers large windows, crown moulding, and a convenient powder room. Upstairs includes a generous primary bedroom with ensuite, plus two more bedrooms. Basement features a large rec room with full bathroom. Fully fenced and landscaped yard. Sold as-is, where-is. Court approval required.



Presented by:  
**Doc Livingston PREC\***

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Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3049975**

Board: F  
Townhouse

**68 12677 63 AVENUE**

Surrey  
Panorama Ridge  
V3X 3T3

Residential Attached

**\$799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2005</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>20</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>2</b>	Gross Taxes: <b>\$3,270.85</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>026-478-668</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, Other, Visitor Parking**  
Dist. to Public Transit: **0.5 KM Walk** Dist. to School Bus: **0.5 KM Walk**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 78, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN I**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **755**  
Finished Floor (Above): **736**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **348**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,839 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,839 sq. ft.**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **12**

Units in Development: **82**  
Exposure:  
Mgmt. Co's Name: **PACIFIC QUORUM VANCOUVER**  
Maint Fee: **\$378.00**  
Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **82** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	11'11" x 5'9"	Above	Bedroom	11'7" x 9'4"	1	Main	2	No
Main	Living Room	18'9" x 12'9"	Above	Other	9'11" x 6'5"	2	Above	4	Yes
Main	Kitchen	17'4" x 9'5"	Below	Bedroom	10'5" x 18'6"	3	Above	4	No
Main	Family Room	10'5" x 11'	Below	Other	6'3" x 4'4"	4	Below	2	No
Main	Foyer	6'3" x 9'0"			x	5			No
Above	Primary Bedroom	15'1" x 11'10"			x	6			No
Above	Walk-In Closet	7' x 6'4"			x	7			No
Above	Bedroom	10'5" x 8'9"			x	8			No

Listing Broker(s): **Woodhouse Realty**

**Woodhouse Realty**

**Motivated sellers and an unbeatable price make this a must-see and rarely offered. Welcome to a bright and spacious 3-storey townhouse in the heart of Surrey's popular Panorama Ridge. With around 1,850 sq. ft. of living space, it offers 4 bedrooms and 4 bathrooms, including a lower-level bedroom and bathroom with its own walkout entrance — perfect for guests, in-laws, or a home office. The main floor features a beautifully renovated kitchen that's ready for all your culinary adventures, along with open living and dining areas that are perfect for everyday life or entertaining. It offers an in-suite laundry and double garage. Built in 2005, in a family-oriented complex with a playground and steps from Tamanawis Park, schools on 64 Avenue, and transit -- making it a great fit for everyone.**





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**Doc Livingston PREC\***

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**Active**  
**R3052549**

Board: F  
Townhouse

**208 13900 HYLAND ROAD**

Surrey  
East Newton  
V3W 1K4

Residential Attached

**\$836,400** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$885,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-15</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,637.82</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>018-019-471</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : GREENSPACE</b>		Tour:
Complex / Subdiv: <b>HYLAND GROVE</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt., End Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **Close Walk** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"**  
Fixtures Rmvd: **Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 25 PLAN LMS628 PART1 SW SECTION 16 TOWNSHIP 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Playground**

Site Influences: **Central Location, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): **678**  
Finished Floor (Above): **744**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **675**  
Finished Floor (Total): **2,097 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,097 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$512.53**  
Maint Fee Includes: **Garbage Pickup, Gardening, Water**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

Locker: **No**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **12**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'2 x 6'7	Above	Bedroom	10'7 x 9'2	1	Main	2	No
Main	Living Room	15'8 x 13'1	Bsmt	Bedroom	12'2 x 10'0	2	Bsmt	3	No
Main	Dining Room	11'7 x 9'2	Bsmt	Family Room	10'3 x 15'8	3	Main	3	Yes
Main	Eating Area	8'2 x 6'1	Bsmt	Laundry	15'3 x 7'2	4	Main	4	No
Main	Kitchen	11'5 x 10'1			x	5			
Above	Primary Bedroom	14'0 x 12'2			x	6			No
Above	Walk-In Closet	6'3 x 5'5			x	7			No
Above	Bedroom	12'2 x 10'3			x	8			No

Listing Broker(s): **Skystreet Real Estate Marketing**

**Spacious 2097 sq ft townhome offering 4 bedrooms and 3.5 bathrooms with a washroom on every level. Bright south-facing main floor with large windows and a walk-out basement with separate entrance provide plenty of living space. Just minutes walk to Hyland Elementary and close to parks, shopping, and transit. Perfect for families bring your ideas and make this spacious home your own! Court Ordered Sale SOLD AS IS - WHERE IS.**



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**Active**  
**R3059042**

Board: F  
Townhouse

**7 8676 158 STREET**

Surrey  
Fleetwood Tynehead  
V4N 5W3

Residential Attached

**\$839,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$839,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2008</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-30</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,384.69</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>027-584-186</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **1 Storey, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3002, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): <b>646</b>	Units in Development:	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>645</b>	Exposure: <b>West</b>	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Dwell property mgmt.</b>	Mgmt. Co's #: <b>604-821-2999</b>	
Finished Floor (Below): <b>230</b>	Maint Fee: <b>\$325.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Snow removal</b>		
Finished Floor (Total): <b>1,521 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,521 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>2</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 14'7				1	Main	3	No
Main	Kitchen	11'2 x 9'11				2	Above	3	Yes
Main	Dining Room	11'3 x 8'2				3	Above	3	No
Main	Primary Bedroom	14'0 x 10'7				4			No
Main	Bedroom	11'7 x 9'0				5			No
Main	Bedroom	10'3 x 8'11				6			No
Below	Den	14'6 x 8'10				7			No
						8			No

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

**Century 21 Coastal Realty Ltd.**

**Welcome to Springfield Village, a charming townhouse community located in the heart of Central Fleetwood. This well-maintained 3-bedroom, 3-bathroom home features a modern open-concept layout with a spacious great room, a functional kitchen equipped with stainless steel appliances, a 2-piece powder room on the main level, and a balcony off the dining area. Upstairs offers a large primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The walkout lower level includes a bright den with a large window and its own 2-piece ensuite, perfect for guests or in-laws. Enjoy a private fenced backyard, laminate flooring on the main floor, and parking for two vehicles—one in the garage and one in the driveway.**



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**Active**  
**R3067207**

Board: F  
Apartment/Condo

**4908 13495 CENTRAL AVENUE**

North Surrey  
Whalley  
V3T 0K2

Residential Attached

**\$839,500** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$839,500</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,055.38</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>030-458-285</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Ocean, mountains, Vancouver DT</b>		Tour:
Complex / Subdiv: <b>3 CIVIC - HOTEL PLAZA</b>		
First Nation:		
Services Connctd: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Geothermal**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit:  
Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: Court ordered sale**  
Floor Finish:

Legal: **STRATA LOT 333 SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4743 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA L**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor**

Site Influences: **Central Location, Cleared, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>1,050</b>			Units in Development:			Tot Units in Strata: <b>349</b>			Locker:		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building: <b>51</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>AWM Alliance Real Estate Group</b>			Mgmt. Co's #: <b>604-685-3227</b>					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$703.00</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal</b>								
Finished Floor (Total): <b>1,050 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,050 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>								
Suite: <b>None</b> Basement: <b>None</b> Crawl/Bsmt. Ht: # of Levels: <b>1</b> # of Kitchens: <b>1</b> # of Rooms: <b>5</b>			Restricted Age:			# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
			# or % of Rentals Allowed:								
			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
			Short Term Lse-Details:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	18'2 x 14'6			x	1	Main	5	Yes		
Main	Dining Room	8'8 x 14'6			x	2	Main	4	No		
Main	Kitchen	13'6 x 10'2			x	3			No		
Main	Primary Bedroom	11'8 x 10'6			x	4			No		
Main	Bedroom	12'6 x 8'8			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **RE/MAX Performance Realty**

**3 Civic Plaza — Surrey's landmark mixed-use tower featuring luxury residences, a premium hotel, and KPU's Civic Plaza campus. This stunning 2-bedroom, 2-bath UPPER suite showcases breathtaking panoramic city views, with sparkling night lights and vibrant sunsets. Enjoy 9-foot ceilings, central A/C, and a sleek modern design that embodies upscale urban living. Perfectly situated just steps from KPU, SFU, the library, and SkyTrain, this home offers unmatched convenience in the heart of one of BC's fastest-growing city centres.**